

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the May 21, 2015 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:

- a. Case: Z13-028 Administrative Amendment
 Applicant: 367 Third Street, LLC
 Address: 367 Third Street
 Attorney: Charles J. Harrington, III, Esq
 Block: 11009 Lot: 6
 Zone: R-1 One and Two Family Housing District
 For: Administrative Amendment on a 2/12/14 approval for the construction of 6-story (top floor penthouse community room) building with 12 units and 12 parking spaces (2 for shared parking).

Amendment proposes to remove green wall at rear of the building; convert the penthouse community room to residential space to create a duplex unit with the unit below; and install an energy wise green roof instead of a green roof.

Withdrawn

- b. Case: Z14-016 Administrative Amendment
 Applicant: 17-19 Division Street, LLC
 Address: 17-19 Division Street
 Attorney: Cindy N. Vogelmann, Esq.
 Block: 9806 Lot: 6 and 7
 Zone: NC Neighborhood Commercial District
 For: Administrative Amendment to reconfigure the first floor to allow for a larger commercial unit at grade, accommodate 4 additional bike parking spaces, and revise the façade in both the rear and front of the building.

Original approval, granted to 6/19/14 was To construct a 5-story, 18 unit residential building with ground floor commercial space and no parking, with a “d” variance for height.

Decision: Approved

7. Case: Z14-004 Preliminary and Final Major Site Plan
 Applicant: Ma Ambey Fifth, LLC
 Address: 375 5th Street
 Attorney: Donald M. Pepe, Esq
 Block: 9901 Lot: 5
 Zone: R-1 – One and Two Family Housing District
 For: Construct a 7-story building with 19 units.
 “d” Variance: Use, Height
 “c” Variance: Minimum lot depth, Minimum rear yard, Maximum building coverage, Maximum lot coverage, Parking
Decision: Withdrawn

8. Case: Z15-013 Preliminary and Final Major Site Plan
 Applicant: 500 Palisade Ave JC, LLC
 Address: 500-506 Palisade Avenue
 Attorney: Kenneth L. Rose, Esq
 Block: 2401 Lot: 1 & 2
 Zone: R-2 – Multi-Family Attached Housing (four stories or less) District
 For: Conversion of a 2-story warehouse and gym into a 5-story, mixed use building with 27 units, 14 onsite parking spaces, and 2,834 sq ft of ground floor commercial fronting on Holland Street and Palisade Avenue.
 “d” Variance: Use, Height, Density
 “c” Variance: Parking, Minimum rear yard, Maximum building coverage
Decision: Approved with conditions

Cont. on other side →→→

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9. Case: Z14-020 Preliminary and Final Major Site Plan
Applicant: TZVI GODER
Address: 639 Bergen Avenue
Attorney: Luis E. Diaz, Esq
Block: 16601 Lot: 19
Zone: R-3 – Multi-Family Mid-Rise District
For: Conversion of basement space to 3 additional units in an existing 27 unit building, totaling 30 units.
“d” Variance: Expansion of a non-conforming use, Density
Decision: Carried to June 18, 2015 meeting
10. Case: Z14-026
Applicant: Ghousa, LLC % Data Realty, LLC
Address: 11 Wayne Street
Attorney: Rita Mary McKenna, Esq
Block: 12903 Lot: 7
Zone: H – Historic District, Van Vorst Park Historic District
For: Renovate an existing 4 story building and add a 2 story addition to an existing 2 story rear extension.
“c” Variance: Minimum lot depth, Rear yard setback, and maximum building coverage
Decision: Approved with HPC conditions
11. Case: Z15-016 “A” Appeal
Applicant: Zarrin Saeed
Address: 733 Garfield Avenue
Attorney: Pro Se
Block: 23703 Lot: 16
Zone: R-1 – One and Two Family Housing District
For: An appeal of the zoning officer’s decision to deny a Certificate of Continued Occupancy for a 3-family use.
Decision: Carried to June 18, 2015 meeting
12. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th fl., Jersey City, NJ**
(1) Resolution of the Jersey City Zoning Board of Adjustment approving the abandonment of prior approvals for a Preliminary and Final Major Site Plan with “c” & “d” variances #Z08-033 submitted by M& H Developers, LLC (15-23 Oakland Ave. & 12-20 Cook St.) B: 8102 Lot: 9.01
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” & “d” variances #Z15-001 submitted by PE Real Estate Holdings, LLC (265-271 York St.)
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving Minor Site plan with “d” variance #Z14-033 submitted by AM Realty of Jersey City, LLC (335 Central Ave.) B: 2801 Lot: 62
(4) Resolution of the Jersey City Zoning Board of Adjustment Approving Site Plan Amendment #Z14-016 submitted by 17-19 Division Street, LLC (17-19 Division St.) B: 9806 Lots: 6 & 7
(5) Resolution of the Jersey City Zoning Board of Adjustment Approving Site Plan Amendment with ‘c’ variances, #Z10-024.2 submitted by Kengru Capital, LLC (190 Christopher Columbus Dr.) B: 12703 Lot: 4
(6) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” and ‘d’ variances, #Z14-028 submitted by Cheryl and James Cardinali (358 7th St. aka 203 Brunswick St.) B: 9802 Lot: 19
(7) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” and “d” variances, #Z14-003 submitted by Rekha Patel (342.5 Fifth St.) B: 9905 Lot: 33

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON